

PB# 90-9

VICTOR LUCAS

54-1-23.2 & 24

LUCAS, VICTOR C. (LOT LINE CHG.)#90-9
MT. AIRY RD. (KENNEDY)

Approved 4-11-90

General Receipt

11245

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

March 22 19 90

Received of Victor Lucas, Sr. \$ 25.00

Twenty-five and 00/100 DOLLARS

For P.B. Application fee #90-9

DISTRIBUTION		
FUND	CODE	AMOUNT
CP 1241		25.00

By Pauline D. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

11305

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

April 11 19 90

Received of Victor Lucas Sr. \$ 66.50

Sixty Six and 50/100 DOLLARS

For P/B #90-9 - P/B Engineering Fees

DISTRIBUTION		
FUND	CODE	AMOUNT
Check #66-50		
#1251		

By Pauline D. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

90-9

Map Number #9876

Section 54 Block 1 Lot 23.2+
City Town Village [X] New Windsor
25.2

Title: Lot Line For Victor C. Lucas

Dated: Feb 1, 1990 Filed: April 29, 1990

Approved by D. McCarville

on April 11, 1990

Record Owner Victor C. Lucas

MARION S. MURPHY
Orange County Clerk

PROPERTY DESCRIPTION												
SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE			
				SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV.	TOTAL	
54	01	0230029	TOWN OF NEW WINDSOR	4	1				9100	14870 1160	25100	
OWNER NO.		LOCATION							DIMENSIONS		ACRES	
30630N		S MI AIRY RD									1.0 27	
OWNER ADDRESS										DEED RECORDED		
OWNERSHIP RECORD										DATE	BOOK	PAGE
LUCAS THOMAS										11/13/46	1024	567
R D 2 MT AIRY RD, NEWBURGH N Y												
BOTHWELL, JAMES W. & KAREN M.												
RD 2 MT AIRY RD New Windsor N.Y.										8/4/70	1852	151
MURPHY, RUSSELL J. & ANNE MARIE												
RD 2 MT AIRY RD N.Y.										6/1/72	402	751
RD 2 MT. Airy Rd. New Windsor NY										8/21/78	2108	534

ORANGE COUNTY PROPERTY MAP & RECORDS SYSTEM

Piece in
back

AERO SERVICE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-9

NAME: LUCAS, VICTOR C.

APPLICANT: LUCAS, VICTOR C.

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	03/22/90	MUNICIPAL HIGHWAY	/ /	
ORIG	03/22/90	MUNICIPAL WATER	03/23/90	APPROVED
ORIG	03/22/90	MUNICIPAL SEWER	/ /	
ORIG	03/22/90	MUNICIPAL SANITARY . NO INFORMATION REGARDING WASTE DISPOSAL	03/26/90	DISAPPROVED
ORIG	03/22/90	MUNICIPAL FIRE	03/26/90	APPROVED
ORIG	03/22/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-9

NAME: LUCAS, VICTOR C.
APPLICANT: LUCAS, VICTOR C.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/21/90	APPLICATION FEE	CHG	25.00		
03/21/90	APPLICATION FEE	PAID		25.00	
			-----	-----	-----
		TOTAL:	25.00	25.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

90-9

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 3-6-90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: REQUIRED:
PROJECT NAME: Victor Lucas Lot Line Changes
PROJECT STATUS: NEW ☒ OLD ☐
REPRESENTATIVE PRESENT: Victor Lucas
TOWN REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☐
ENGINEER ☐
PLANNER ☐
P/B CHMN. ☐
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Z.B.A. referral for Lot width?

Next available Agenda upon
submittal of package.

VICTOR LUCAS LOT LINE CHANGE (90-9) MT. AIRY ROAD

Mr. Victor Lucas came before the Board representing this proposal.

MR. LUCAS: I live at RD #2 Mt. Airy Road, Box 276, New Windsor, New York. Do you understand that I own now three parcels of the land here, each one was acquired at different dates and, you know, the house I am residing in now I got that in 1967. The parcel next to it, north of it, that one there I got in '67, purchased that in '67 from O'Dell. That one there I purchased in 1969 and then I, that third lot doesn't belong to me.

MR. VAN LEEUWEN: The first lot on the top belongs to Groe (phonetic).

MR. LUCAS: Now the rear in the back that is 2 acres and I think I got that in 1976 so I had no control of purchasing that property. I purchased it as it was for sale, my father owned it all once. He left that parcel in the back to three of us and then the estate was settled and I bought it out but then I turned it over to my daughter but that was long before, you know, any ordinance or anything.

MR. VAN LEEUWEN: Do you live, I know you live right there somewhere in the lower piece here.

MR. LUCAS: Yeah, I live in that one. That is almost an acre, this is not quite an acre. This is not quite an acre so this land here I got in 1960, 1976 and I acquired this actually on my name, I didn't own it before that.

MR. VAN LEEUWEN: Are you making, are you taking this lot line out here?

MR. LUCAS: Yes.

MR. SOUKUP: How did lot 2 in the back get created and why was it marked not a building lot?

MR. LUCAS: That I don't know. The lot my father built here on, in 1946, he built a house there.

MR. SOUKUP: Where over here?

MR. LUCAS: This is the rear lot, he built a house here.

MR. SOUKUP: Which is now Craft?

MR. LUCAS: No but he built the house in here in 1946 and he owned all of this at one time and then he built a house there with him.

MR. SOUKUP: Does the back lot have any access at this time?

MR. LUCAS: No.

MR. SOUKUP: Driveway easement?

MR. VAN LEEUWEN: It is landlocked. What he wants to do is take out the line between the front and back lot.

MR. SOUKUP: I am wondering how it was created and marked not a building lot.

MR. MC CARVILLE: It had no frontage.

MR. VAN LEEUWEN: When did your father acquire this lot in the back here, do you know?

MR. LUCAS: 1926.

MR. VAN LEEUWEN: That pre-exists zoning, I think. I think we ought to make that a legal lot. I make a motion we approve the lot line change.

MR. PAGANO: We have a recommendation from our Town Engineer that we take SEQRA.

MR. SOUKUP: He also asked if there are any existing buildings on either of the lots that you are discussing tonight, any sheds, buildings, garages, homes?

MR. LUCAS: No, absolutely none.

MR. SOUKUP: Any wells or septic systems?

MR. LUCAS: There is a well on one of the lots, about 500 feet from the road that is quite deep here.

MR. SOUKUP: Does the well service anybody else?

MR. LUCAS: No, it is a gravity well, it is a service well, it is all gravity, you know, I put a 20 foot casing about that big around.

MR. SOUKUP: How deep is it?

MR. LUCAS: Twenty (20) feet, it is good water. I just dug the well because the water was there in emergency or anything there would be some water.

MR. PAGANO: We have a recommendation from our Town Engineer that we take lead agency under the SEQRA process.

MR. VAN LEEUWEN: I make a motion that we take lead agency.

MR. MC CARVILLE: I will second the motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye
Mr. Lander	Aye

MR. PAGANO: Mr. Lucas, this is the recommendations from our Town Engineer, if you'd like to review them and when you come before the Board again, maybe some of those items that he brings up you can address them more fully.

MR. EDSALL: Just one other possibility, it is up to the Board whether you want to consider it. I have run into some of these in the past where in effect the lot lot change is not causing any problems and could be easily approved. My only concern is will the applicant end up with a building lot when he is done or did he just take two non-building lots and make a bigger non-building lot. If you want to go on record that your approval of the lot line change doesn't constitute that he will get a building permit for it when he goes to design a septic or a well if he can't get separation he may not be able to get the building permit for the combined lot but that is his problem when he applies for the building permit. You can technically approve this tonight and give him that question, he'd just end up with one lot and he has to do his homework in effect when he goes, I would say a negative declaration go on record stating is that you are only approving the lot line change that the applicant acknowledges that he must go through the building permit process to show the building inspector or show the town that he can locate the wells and the sanitary systems in accordance with current requirements. If he is unable to do so, he may not be able to get a building permit until such time that municipal sewer and water became available. Right now, he has got two lots that he can't get a building permit on. What he is asking you is make one lot that he may not be able to get a building permit and he may--

MR. MC CARVILLE: On this current lot why couldn't he, he has 110 foot frontage, he can get a building permit.

MR. BABCOCK: Lot area.

MR. EDSALL: The back lot has no frontage and combined we don't know if he can get well and septic.

MR. BABCOCK: By combining both lots, he is going to meet the criteria for zoning as far as lot size, setbacks.

MR. SOUKUP: He still has to meet public health law for wells and also with relation to adjacent lots which may be a problem.

MR. EDSALL: I have run into these and I feel comfortable if the Board goes on record and will the applicant acknowledge it that you are approving the lot line change and I can't guarantee that you are going to get a building permit.

MR. VAN LEEUWEN: Are you going to put a house?

MR. LUCAS: Yes.

MR. VAN LEEUWEN: We are willing to give you a lot line change with no problem.

MR. LUCAS: You don't guarantee the fact I have to meet the certain standards which I would have to do anyway with any lot.

MR. EDSALL: You have to do that when you get your building permit. I have seen cases where a lot line or some other action is approved and then an applicant says you approved this and now I can't develop it, we don't know if you can develop it now.

MR. SOUKUP: And we are not guaranteeing that you can, it is up to you to prove that you can to the building inspector at a later date just as you would with any lot.

MR. VAN LEEUWEN: He has to do that.

MR. EDSALL: Just going on record to protect the town.

MR. MC CARVILLE: I will make a motion to declare a negative declaration.

MR. VAN LEEUWEN: I will second it.

ROLL CALL:

Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Pagano	Aye

MR. MC CARVILLE: I make a motion that we approve the Victor Lucas lot line change subject to New York State Public Health Law requirements for well, septic, and building.

MR. VAN LEEUWEN: I will second that motion.

MR. LUCAS: Who is the engineer that gets to check this out?

MR. MC CARVILLE: Who ever you hire.

MR. SOUKUP: You are going to have to prepare a full site plan showing your well and septic and you are going to have to show the well and septic within 200 feet of the perimeter of the property to show you have no conflicts basically you have got to show everything 200 feet around your lot to show that it works.

MR. LUCAS: That is like 500 feet from the front to the back.

MR. SOUKUP: You have to go 200 feet from the well, 200 feet away from the septic to show that you are not in conflict with an existing well or going to cause a problem.

MR. LUCAS: 200 feet from the adjoining well?

MR. SOUKUP: From your well and septic area or from the well next door, whichever is more stringent.

MR. LUCAS: I wanted to know who I approach, he says to get this.

MR. PAGANO: You will have to take that on your own, we have given you a lot line change upon this vote then from there--

ROLL CALL:

Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

IOC.PB
LUCAS

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 26 March 1990
SUBJECT: Victor C. Lucas Lot Line Change

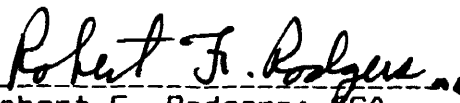
PLANNING BOARD REFERENCE NUMBER: PB-90-9
DATED: 21 March 1990

FIRE PREVENTION REFERENCE NUMBER: FPS- 90-021

A review of the above referenced lot line change was conducted on 22 March 1990.

This lot line change is acceptable.

PLANS DATED: 1 February 1990


Robert F. Rodgers; ECA
Fire Inspector

RR:mr
Att.

✓
CC: M.E.

The maps and plans for the Site Approval

reviewed by me and is approved _____
disapproved .

If disapproved, please list reason.

No information regarding Waste Disposal

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

~~SANITARY SUPERINTENDENT~~

March 26, 1990
DATE

CC:M.E.

original
90 - 9

MAR 21 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED], SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick T. Kennedy & Sons for the building or subdivision of
Vito C. Lucas _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

There is no town water in this area

HIGHWAY SUPERINTENDENT

Steve D. Divo
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
C.C.M.E.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Lot Line change for Victor C. Lucas
2. Name of Applicant Victor C. Lucas Phone 564-0616
Address Box 376 Mt. Airy Rd New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 562-6444
Address 219 Quassarck Ave. New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Victor C. Lucas Phone 564-0616
(Name)
7. Location: On the East side of Mt Airy Rd
345 feet North
(Street)
of Bethlehem Rd
(Direction)
(Street)
8. Acreage of Parcel 2.621 Ac. 9. Zoning District R-1
10. Tax Map Designation: Section 54 Block 1 Lot 23.2 of 24
11. This application is for Lot Line change to combine
two lots presently owned by Victor C. Lucas

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? no

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership

Section 54 Block 1 Lot(s) 23.1

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Victor J. Lucas being duly sworn, deposes and says that he resides at RD 2 Box 376 Mt. Airy Rd. in the County of Orange and State of New York and that he is (the owner in fee) of Owner (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20th day of February 1990

Victor J. Lucas Sr
(Owner's Signature)

Victor J. Lucas Sr
(Applicant's Signature)

[Signature]
Notary Public

(Title)

ARMA BROOKS STEINARD #494215
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 6, 1991

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM **For UNLISTED ACTIONS Only**

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR: <i>Victor C. Lucas</i>	2. PROJECT NAME <i>lot Line change for Victor C-Lucas</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Box 376 Mt Airy Rd, 345' W of Bethlehem Rd</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>To combine two lots owned by Victor C. Lucas</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>2.621</i> acres Ultimately <i>2.621</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Patricia P. Kennedy L.S.</i> Date: <i>2/10/90</i> Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Date	

90 - 9

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☐ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☐ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. Include existing or proposed easements.
20. Right-of-Way widths.
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. Lot area (in square feet for each lot less than 2 acres).
23. Number the lots including residual lot.
24. Show any existing waterways.
- *25. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. _____ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. _____ Provide "septic" system design notes as required by the Town of New Windsor.
31. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. ☒ _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ☒ _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. _____ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 

Licensed Professional

Date: 2/10/90

90-9

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____

Date _____

Town of New Windsor
Orange County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
- B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____

1. Name and Address of Applicant

Victor C Lucas
(First Name) (MI) (Last Name)

Street Address: Box 376 Mt. Airy Rd

Post Office: New Windsor State: N.Y. Zip Code: 12550

Telephone: (914) 564-0616

2. Name and Address of Owner (If Different)

Same
(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick J Kennedy
(First Name) (MI) (Last Name)

Street Address: 219 Quassaick Ave

Post Office: New Windsor State: NY Zip Code: 12550

Telephone: (914) 562 - 6444

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PROJECT LOCATIONStreet Address: 376 Mt. Airy RdTax Map No. 54-1-23.2 & 24New Windsor, N.Y. 12550

Name of, distance and direction from nearest intersection or other landmark

On E. Side Mt Airy Rd, 345' W. of Bethlehem RdName of Waterway: N.A.PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

- ☐ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

Structure Type

- ☐ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

- ☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Feb. 20, 1990
Date

Vita J. Lewis
Signature of Applicant

MAR 21 1990

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_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

- _____ Permit is approved, proposed development in compliance with applicable floodplain management standards.
- _____ Additional information required for review. Specify: (i.e, encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

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_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature _____ Date _____

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

MAR 21 1990

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<p>_____ of _____ County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2</p>	
<p>SECTION A</p> <p>Premises location _____ _____ _____ _____ Applicant Name & Address _____ _____ _____ Telephone No. _____</p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p>CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____ _____</p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p>Signed _____</p> <p>Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p>Signed _____</p> <p>Date _____</p>	

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

ZONING DISTRICT: R-1		
MINIMUM REQUIRED	PROPOSED	
LOT AREA:	43,560 S.F.	114,185 S.F. = 2.621 Ac.
LOT WIDTH:	125'	107' EXISTING
FRONT YARD:	45'	AS REQUIRED
SIDE YARD:	20/40'	110.45'
REAR YARD:	30'	AS REQUIRED
STREET FRONTAGE:	70'	
BUILD. HT.	35'	
FL. AREA RATIO:	NA	
LIV. FL. AREA:	1,200 S.F.	
DEV. COV.:	10%	

TAX MAP DATA:

SECTION: 54
BLOCK: 1
LOT: 23.2 & 24

DEED REFERENCE:

LIBER 1814, PAGE 1125
LIBER 2109, PAGE 534

MAP REFERENCE:

"SUBDIVISION FOR
JAMES WILLIAM BOWEN, JR. &
KAREN MAZIE BOWEN"
DATED: MAY 24, 1978
MAD # 4631
LOT # 2

LOCATION MAP
SCALE: 1" = 2,000'

ZONING DIST.: R-2
ZONING DIST.: R-1
5 65°43'30"E
353.77'

N/F GROH
L. 2961, P. 312

THE EXISTING LOT #2 ON THE REFERENCE SUBDIVISION
WAS NOTED NOT FOR BUILDING PURPOSES

THE OWNER OF THE SHOWN LANDS HAS
REVIEWED THIS MAP AND IS IN CONCURRENCE
WITH THE INFORMATION AND PROPOSALS SHOWN
HEREIN.

Victor C. Lucas Sr.

RECORD OWNER & APPLICANT:

VICTOR C. LUCAS
BOX 376, MT. AIRY ROAD
NEW WINDSOR, NEW YORK 12550

PLANNING BOARD APPROVAL BOX

APPROVED BY THE
BUREAU OF FIRE PREVENTION
OF NEW WINDSOR, N.Y.

SIGNATURE: *[Signature]*

Lot Line Change APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON April 11, 1990
BY Daniel C. McDevilly



Patrick T. Kennedy, L.S.	
219 QUASSACK AVE. • NEW WINDSOR • NEW YORK • 12550	
SCALE 1" = 50'	APPROVED BY
DATE Feb. 1, 1990	DRAWN BY
REVISED	
LOT LINE CHANGE FOR VICTOR C. LUCAS	
TOWN OF NEW WINDSOR DRAKE COUNTY	NEW YORK
DRAWING NUMBER 90-1055	

TO VICTOR C. LUCAS &
THE TOWN OF NEW WINDSOR
CERTIFIED TO BE A CORRECT
AND ACCURATE SURVEY BASED ON
AN ACTUAL FIELD SURVEY BY THIS
OFFICE ON FEB 1, 1990

FEB 2, 1990